

**PB# 94-18**

**SUNDERLIN, DAVID**

**13-2-1.11 & 1.21**

94- 18

Sunderlin, David - L.L. Change  
Clancy & Carol Ave. (Krom)

Approved 9/15/94

SBL# 13-2-1.11 & 1.21

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, NY 12553

NO. 94-18

July 7, 1994

RECEIVED FROM David Sunderlin

One Hundred Fifty <sup>00</sup>/<sub>100</sub> ———— DOLLARS

L.L. Change Escrow

Account Total \$ 150.00

Amount Paid \$ 150.00

Balance Due \$ -0-

Thu 7/7/94

Mary Mason, Secy to the P.B.

THE EFFICIENCY UNIT AND AGRICULTURE PROJECT

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

14144

July 7 1994

Received of David Sunderlin

\$ 50.00

Fifty and <sup>00</sup>/<sub>100</sub> ———— DOLLARS

For P.B. 94-18 App. Fee 100

### DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 4871</u>		<u>50.00</u>

By

Dorothy Hansen

Town Clerk

Title

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

14264

Sept. 13 1994

Received of David & Lorraine Sunderlin \$ 100.00

One Hundred <sup>00</sup>/<sub>100</sub> ———— DOLLARS

For Ⓢ P.B. # 94-18 Approval Fee

### DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 4940</u>		<u>100.00</u>

By

Dorothy H. Hansen

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

14144

Received of

David Sunderlin

July 7 1994  
\$ 50.00

For

Fifty and  
P.B. 94-18 App. Fee

00  
100

DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 4871</u>		<u>50.00</u>

By

Dorothy Hansen  
Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

14264

Received of

David & Lorraine Sunderlin

Sept. 13 1994  
\$ 100.00

One Hundred 00/100

DOLLARS

For

Ⓢ P.B. # 94-18 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 4940</u>		<u>100.00</u>

By

Dorothy H. Hansen  
Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

NO. 94-18

September 13, 1994

RECEIVED FROM David & Lorraine Sunderlin

Sixty-Two 00/100

DOLLARS

Addition to Escrow to close out professional fees

Account Total \$ 62.00

Amount Paid \$ 62.00

Balance Due \$ -0-

Myma Mass, Secy to the P.B.  
D. Zappalo

"THE EFFICIENT VALUE" AN AMRPM PRODUCT

Map Number

39-95

94-18

Section

13

Block

2

Lot

1.11  
+ 1.18

City

Town

Village

X

N. Windsor

Title:

Colandrea & Sunderlin

Dated:

7-25-94 Rev.

Filed

3-15-95

Approved by

Carmen Dubaldi, Jr

on

3-15-95

Record Owner

Colandrea, Michael  
Sunderlin, David

JAN A. MACCHI  
Orange County Clerk

(1 sheet) \* lost line chg

March 8, 1995

56

SUNDERLIN/COLANDREA

94-18

MR. PETRO: Please affix a new stamp to the maps. I've advised my client to provide you with any copies he may have in his possession. This is in reference to Sunderlin/Colandrea lot line change. Evidently, he was waiting for someone else to stamp the maps.

MS. MASON: Taxes had to be paid by the other property owner before he could file.

MR. PETRO: He just wants a stamp on the plan and I was going to give an okay to do this but being the meeting came up, I figured I'd poll the board and see if anyone had a problem.

MR. VAN LEEUWEN: Has anyone been there? If it's been checked, I have no problem.

MR. PETRO: Give him a fresh stamp.

MR. VAN LEEUWEN: Okay.

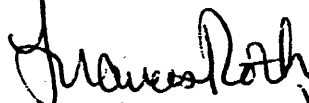
MR. STENT: I move we adjourn the meeting.

MR. VAN LEEUWEN: Second it.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE

Respectfully Submitted by:

  
Frances Roth 3/27/95  
Stenographer

SUNDERLIN, DAVID 94-18

MR. NUGENT: Request for variance from Section 48-14A(1) and 48-14C(1) for existing accessory building, 5 ft. fence and pool not permitted in front yard at 83 Clancy Avenue in R-4 zone.

Mr. David Sunderlin appeared before the board for this proposal.

MR. NUGENT: Tell us what you want to do.

MR. SUNDERLIN: I want to get a C.O. And when I bought the house, the stuff that is there was there when I bought it and somehow the people that sold it to me had a piece of paper that claimed to be a C.O. so I was able to close on the house but now apparently--

MR. NUGENT: How long have you had it?

MR. SUNDERLIN: Five years.

MR. TORLEY: Do you have the original what they said was a C.O.?

MR. SUNDERLIN: I don't have it with me.

MR. NUGENT: Did you show it to Mike?

MR. SUNDERLIN: Yes.

MR. NUGENT: And he don't buy it?

MR. SUNDERLIN: No.

MR. LANGANKE: Are you selling the house now?

MR. SUNDERLIN: No, right now I just want to try and keep it at three years, I was trying to refinance, that is how I found out I had these problems. He said it was a C.O.

MR. LANGANKE: Is this an inground pool?

MR. SUNDERLIN: No, aboveground.

MR. NUGENT: He claimed that he had a C.O. on that property.

MR. BABCOCK: Say that again.

MR. NUGENT: He claimed that he had a C.O. on the property.

MR. BABCOCK: On what property?

MS. BARNHART: 83 Clancy Avenue.

MR. BABCOCK: He had a C.O. on the pool, you mean?

MR. NUGENT: Did he have one on the house?

MR. BABCOCK: I have to check it out.

MR. SUNDERLIN: When I bought the house in '89 there was supposed to be a C.O. so I was able to close on the house at that time.

MR. BABCOCK: There's a C.O. February 16 of 1988 on the house.

MR. BABCOCK: Nothing else on any other structures?

MR. BABCOCK: Not to my knowledge. The problem here was as far as this lot line that is in there this house that says Colandrea, one time Colandrea owned both of those houses and they were on one lot and they put this lot line where it says proposed property line they put that lot line through and then it went between the patio on the shed in the back you see that. See how it keeps going there and they subdivided and they made it 13-2-1.11, 13-2-1.21 and they sold it to Mr. Sunderlin and everybody was happy, nobody had any problems. When we were asked to do a search on 13-2-1.11, it didn't exist in my records because it was created without the benefit of the Planning Board.

MS. BARNHART: Done by deed.

MR. BABCOCK: Right, so it's a long story so we have



been doing this for quite some time now and they went to the Planning Board and I think it's all been approved at the Planning Board. I think it's all official at the Planning Board and now they are here to get the variance.

MR. NUGENT: All they need is these two variances?

MR. BABCOCK: That is correct.

MR. TORLEY: Because of the corner lot?

MR. BABCOCK: That is correct, the pool and the deck both are in the front yard.

MR. TORLEY: You have a corner lot, you have two front yards.

MR. SUNDERLIN: I found out.

MR. BABCOCK: And there's also a five foot fence there.

MR. LANGANKE: Which way does the house face?

MR. SUNDERLIN: House faces Carroll.

MR. LANGANKE: So you really don't think the pool is in your front yard?

MR. SUNDERLIN: I thought it was on the side.

MR. NUGENT: Neither of these roads are paved, are they?

MR. SUNDERLIN: Yeah, they are.

MR. TORLEY: Never heard it described as traveled way.

MR. NUGENT: Any other questions guys?

MR. TORLEY: I move we set Mr. Sunderlin up for a public hearing.

MR. KANE: Second it.

ROLL CALL

MR. KANE	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. TORLEY: Can you bring some pictures when you come back?

MR. SUNDERLIN: Yes.

MR. BABCOCK: The accessory building is the pool and the deck, see the deck is right next to the pool, it doesn't say deck. I wrote it in on my, the little square that attaches the house to the pool.

MR. KANE: That is considered the accessory building?

MR. BABCOCK: That is correct and then the chain link fence that goes around the property is five foot.

MR. TORLEY: Five foot fence is required by local law?

MR. BABCOCK: That is correct.

MR. KANE: Because it's 4 foot for state.

MR. KRIEGER: When you come back, if you would address yourself to the 5 criteria set forth on that list. Those are the criteria on which the Zoning Board must by law decide your application. Do you have in your possession a copy of the deed to the premises?

MR. SUNDERLIN: Yes.

MR. KRIEGER: If you would bring that with you. Do you have in your possession the title report?

MR. SUNDERLIN: Yes.

MR. KRIEGER: If you would bring that with you as well, thank you.

MS. BARNHART: And photographs.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/19/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 94-18

NAME: SUNDERLIN LOT LINE CHANGE

APPLICANT: SUNDERLIN, DAVID L.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/15/94	PLANS STAMPED	APPROVED
08/24/94	P.B. APPEARANCE	ND:WVE PH-APPROVED
07/13/94	P.B. APPEARANCE	LA: RETURN
	. ANDY TO DETERMINE COLANDREA CONSENT FROM LETTER & DEEDS	
07/06/94	WORK SESSION APPEARANCE	SUBMIT
	. APPLIC. TO CHECK W/A. KRIEGER FOR COLANDREA SIGNATURE	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/19/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-18

NAME: SUNDERLIN LOT LINE CHANGE

APPLICANT: SUNDERLIN, DAVID L.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	07/07/94	MUNICIPAL HIGHWAY	07/11/94	APPROVED
ORIG	07/07/94	MUNICIPAL WATER	07/11/94	APPROVED
ORIG	07/07/94	MUNICIPAL SEWER	08/01/94	SUPERSEDED BY REV1
ORIG	07/07/94	MUNICIPAL FIRE	07/11/94	APPROVED
ORIG	07/07/94		08/01/94	SUPERSEDED BY REV1
ORIG	07/07/94		08/01/94	SUPERSEDED BY REV1
REV1	08/01/94	MUNICIPAL HIGHWAY	08/29/94	APPROVED
REV1	08/01/94	MUNICIPAL WATER	08/16/94	APPROVED
REV1	08/01/94	MUNICIPAL SEWER	/ /	
REV1	08/01/94	MUNICIPAL FIRE	08/29/94	APPROVED
REV1	08/01/94		/ /	
REV1	08/01/94		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/13/94

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 94-18

NAME: SUNDERLIN LOT LINE CHANGE

APPLICANT: SUNDERLIN, DAVID L.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/07/94	MINIMUM ESCROW	PAID		150.00	
07/13/94	P.B. ATTY. FEE	CHG	35.00		
07/13/94	P.B. MINUTES	CHG	40.50		
08/24/94	P.B. ATTY. FEE	CHG	35.00		
08/24/94	P.B. MINUTES	CHG	13.50		
09/09/94	P.B. ENGINEER FEE	CHG	88.00		
09/13/94	REC. CK #4941	PAID		62.00	
		TOTAL:	212.00	212.00	0.00

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE

\$ 50.00 Pd

ESCROW (\$150.00 - \$400.00)

\$ 150.00 Pd

\*\*\*\*\*

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL.....25.00

FINAL APPROVAL.....50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00

(#1) Pd

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES: .....\$ 88.00

PLANNING BOARD ATTORNEY FEES: .....\$ 70.00

MINUTES OF MEETINGS .....\$ 54.00

OTHER .....\$ -

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 212.00

\$ 150.00  
212.00  
\$ 62.00 (#2) Pd

SUNDERLIN 94-18

MR. KRIEGER: The Sunderlin lot line application that was the one where they were in litigation, the one that Mr. Clarino appeared on and there was a question about whether or not they needed the other party to sign off on the application as a co-owner. I reviewed the materials that were given to me and my conclusion is that they have adequate permission and they can proceed.

SUNDERLIN LOT LINE CHANGE (94-18) CLANCY AVENUE

Mr. Krom appeared before the board for this proposal.

MR. KROM: What the holdup was the lawyers were going to get together to see about the application about Colandrea not signing it for the lot line change. Other than that, just one small thing on the map with the height of the buildings which was corrected and did the attorneys get in touch with you?

MR. KRIEGER: Yes, I think I wrote a letter, that letter from Bloom is fine, you can go ahead.

MR. PETRO: We have that on file. We can move forward so that part of the application has been cleared up.

MR. KROM: And the requirement of the height we had 2 1/2 stories and it had to be changed to 35 feet, that was the only comment from your engineer last time.

MR. PETRO: Mark, do you have anything to add to this application here that is not on your memo sheet?

MR. EDSALL: There's no nonconformance increase to what already exists. Basically, the only caveat in accepting the plan as submitted besides making sure that the 35 is correct in both locations is the fact that there are possible setback problems with existing accessory structures which obviously I'm just entering into the record. It's not part of our review, that is something that the individual property owners would need to resolve in conjunction with Mike's office and the Zoning Board of Appeals as is necessary. Obviously, that is something beyond the purview of this board but nevertheless, we're just going on record indicating it.

MR. PETRO: Okay, for the members' information, we have water approval on 8/16/94, fire approval on 7/11/94 and municipal highway approval on 7/11/94. Gentlemen, I put this to you. Do you think we need a public hearing? This is all R-1 around this?

MR. BABCOCK: R-4.



MR. LANDER: Where are we on SEQRA?

MR. PETRO: We have to do that. Lead agency is done, we need SEQRA and if we deem a public hearing or not.

MR. SCHIEFER: As far as I'm concerned, you don't need a public hearing on this.

MR. LANDER: Make a motion we waive public hearing.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under discretionary judgment of local zoning law. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: As far as negative dec or positive dec, make a motion for that.

MR. LANDER: So moved.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Sunderlin lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. SCHIEFER: I make a motion we approve the lot line change.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Sunderlin lot line change on Clancy Avenue and Carroll Avenue and Walsh Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** SUNDERLIN AND COLANDREA LOT LINE CHANGE  
**PROJECT LOCATION:** CLANCY AVENUE/CAROL AVENUE/WALSH ROAD  
SECTION 13-BLOCK 2-LOTS 1.11 AND 1.21  
**PROJECT NUMBER:** 94-18  
**DATE:** 24 AUGUST 1994  
**DESCRIPTION:** THE APPLICATION INVOLVES A LOT LINE CHANGE  
BETWEEN THE REFERENCED LOTS, TO COINCIDE WITH A  
DEED OF CONVEYANCE. THE APPLICATION WAS  
PREVIOUSLY REVIEWED AT THE 13 JULY 1994 PLANNING  
BOARD MEETING.

1. This application was reviewed at the 13 July 1994 meeting, at which time legal issues were identified and discussed with regard to the proposed lot line change. Subsequent to that review, the Planning Board Attorney issued a letter dated 3 August 1994 which provided for certain items which must be complied with, such that the application review can proceed.

In connection with Andy Krieger's letter, I have reviewed the deed dated 17 October 1989 between Colandrea and Sunderlin and it is my opinion that the description in the deed matches the Sunderlin property boundary as depicted on the lot line change plat.

2. Based on my review of the plan, it appears that the proposed lot line change does not create any non-conformances or increase any that already exist. As such, it is my opinion that the lot line change plan could be accepted by the Board, with the understanding that certain accessory structures and items may require separate action by the Zoning Board of Appeals, in conjunction with the Building Inspector's office.
3. Before closing out this application, I suggest that the Board, for the record, close out the SEQRA review process and determine if a Public Hearing is necessary.

Respectfully submitted,

Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
A:SUNDER2.mk

DATE: August 24, 1994

\* \* \* \* \*

\* \* \* \* \*

**RICHARD CLARINO**

Attorney at Law  
100 Commerce Drive, Suite 107  
New Windsor, New York 12553  
(914) 562-8269 (FAX)  
(914) 562-8877

August 10, 1994

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

ATTENTION: MYRA

Re: Colandrea ads. Sunderlin

Dear Myra:

Enclosed please find original and certified copy of letter which we received from Bloom & Bloom in regard to the above entitled matter.

Thank you for your continued cooperation and courtesies.

Very truly yours,

  
RICHARD CLARINO

RC/taf  
Encl.

**Bloom & Bloom, P.C.**

ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM  
PETER E. BLOOM

530 BLOOMING GROVE TURNPIKE  
(AT THE PROFESSIONAL CIRCLE)  
P.O. BOX 4323  
NEW WINDSOR, NEW YORK 12553  
TELEPHONE (914) 561-6920  
FAX: 914-561-0978

July 12, 1994

Richard Clarino, Esq.  
100 Commerce Drive, Suite 107  
New Windsor, NY 12553  
FAX No. 562-8269

RE: Colandrea advs. Sunderlin  
Our File No. R-6804

Dear Richard:

As attorneys for Mr. and Mrs. Colandrea, this confirms that they have no objection to Mr. and Mrs. Sunderlin seeking to effect a lot line change with the Town of New Windsor Planning Board which is consistent with the deed heretofore given by the Colandreas to the Sunderlins.

This letter is written completely without prejudice to the Colandreas' position in the pending lawsuit between the parties and in no manner acknowledges that Mr. and Mrs. Colandrea did anything improper or illegal in making the subject conveyance to the Sunderlins.

Thank you.

Very truly yours,



PETER E. BLOOM

PEBcal

cc: Mr. and Mrs. Michael Colandrea  
5A Sylvia Street  
Newburgh, NY 12550

**Bloom & Bloom, P.C.**

ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM  
PETER E. BLOOM

530 BLOOMING GROVE TURNPIKE  
(AT THE PROFESSIONAL CIRCLE)  
P.O. BOX 4323  
NEW WINDSOR, NEW YORK 12553  
TELEPHONE (914) 561-6920  
FAX: 914-561-0978

July 12, 1994

Richard Clarino, Esq.  
100 Commerce Drive, Suite 107  
New Windsor, NY 12553  
FAX No. 562-8269

RE: Colandrea advs. Sunderlin  
Our File No. R-6804

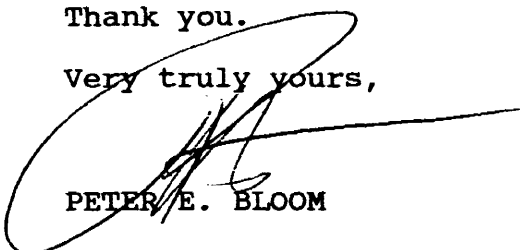
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Thank you.

Very truly yours,



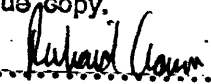
PETER E. BLOOM

PEBcal

cc: Mr. and Mrs. Michael Colandrea  
5A Sylvia Street  
Newburgh, NY 12550

I am an attorney admitted to practice in the State of New York and certify that this document has been compared by me to the original and found to be a true copy.

Dated: 8/16/94



RICHARD CLARINO



# This Indenture,

October 17th day of  
Between Nineteen Hundred and Eighty-nine,

MICHAEL COLANDREA and ELENA COLANDREA, husband and wife, both  
residing at 5A Sylvia Street, Town of Newburgh, Orange County,  
New York,

*parties of the first part, and*

DAVID L. SUNDERLIN and LORRAINE A. SUNDERLIN, husband and wife,  
both residing at 1 Poplar Street, City of Newburgh, Orange County,  
New York,

*parties of the second part,*

**Witnesseth.** that the parties of the first part, in consideration of ONE HUNDRED  
THIRTY-TWO THOUSAND AND 00/100----- Dollar (\$32,000.00  
lawful money of the United States,

paid by the parties of the second part, do hereby grant and release unto the  
parties of the second part, their heirs and assigns forever, all  
that certain lot, piece or parcel of land, situate, lying and being  
in the Town of New Windsor, Orange County, New York, more particularly  
bounded and described as follows:

BEGINNING at the northwesterly corner at the intersection of  
the southerly street boundary of Carol Avenue with the easterly  
street boundary of Clancy Avenue, thence along said street boundary  
of Carol Avenue North 53 degrees 27 minutes 44 seconds East, 114.00  
feet to a point, said point being on the division line of Colandrea  
on the east and the herein described parcel on the west, thence  
along said division line the following four (4) courses and distances,  
South 36 degrees 32 minutes 16 seconds East, 85.98 feet, South  
49 degrees 59 minutes 39 seconds West, 39.55 feet, South 35 degrees  
26 minutes 47 seconds East, 61.93 feet and South 54 degrees 33 minutes  
13 seconds West, 70.00 feet to the easterly boundary of Clancy Avenue  
aforesaid, thence along said boundary North 37 degrees 49 minutes  
17 seconds West, 149.00 feet to the point of beginning.

Containing 0.328 acres of land more or less.



11388 3205 PAGE 312

I am so sorry advised to press  
this in the case of how they can  
copy it. The document has been  
copy it to the original and  
found in the copy.  
Delash 1/27/13  
Richard Clarino

~~Together~~ with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,



To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever, as tenants by the entirety.

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

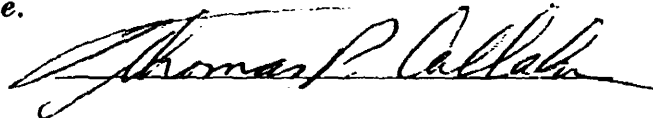
In Presence of

  
MICHAEL COLANDREA  
  
ELENA COLANDREA

State of New York } ss. On this 17th day of October  
County of ORANGE } Nineteen Hundred and Eighty-nine,  
before me, the subscriber, personally appeared

MICHAEL COLANDREA and ELENA COLANDREA,

to me personally known and known to me to be the same person described in and who executed the within Instrument, and they duly acknowledged to me that they executed the same.



THOMAS P. CALLAHAN  
Notary Public, State of New York  
Appointed for Orange County  
Commission Expires Sept. 30, 1991

# Deed

Covenant Against Grantor with Lien Covenant

MICHAEL COLANDREA and ELENA  
COLANDREA, husband and wife

**TO**

DAVID L. SUNDERLIN and  
LORRAINE A. SUNDERLIN,  
husband and wife

*Dated.* October 17, 1989

JT-10-42542

LEMON & CALLAHAN  
ATTORNEYS-AT-LAW  
CORNWALL, NEW YORK

ANDREW S. KRIEGER  
ATTORNEY AT LAW  
219 QUASSAICK AVENUE  
SQUIRE SHOPPING CENTER, SUITE 3  
NEW WINDSOR, NEW YORK 12553  
(914) 562-2333

August 3, 1994

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Attn: Myra Mason

Re: Sunderlin LL change, 94 18

Dear Myra:

After reviewing the information supplied by the applicant's attorney, it appears to me to be permissible for this application to proceed, on the following conditions:

1. The original letter of Peter E. Bloom dated July 12, 1994 written to Mr. Clarino must be filed with the Court. A copy of that letter compared with the original and certified to be a true and accurate copy would be an acceptable inclusion in the Planning Board file in lieu of the original.

2. The description on the Colandrea to Sunderlin deed is compared by the Planning Board Engineer, Mr. Edsall with the application and Mr. Edsall certifies to the Planning Board that it is the same.

If the above listed stipulations are complied with there appears no reason at this point why this application should not proceed.

Thank you.

Very truly yours,



ANDREW S. KRIEGER

ASK:mtt

**RICHARD CLARINO**

Attorney at Law  
100 Commerce Drive, Suite 107  
New Windsor, New York 12553  
(914) 562-8269 (FAX)  
(914) 562-8877

July 27, 1994

Ms. Myra Mason  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

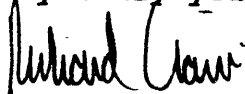
Re: Application of David and Lorraine Sunderlin

Dear Ms. Mason:

In accordance with the requests of the Planning Board on July 13, 1994, I am enclosing a photocopy of the Deed from Colandrea to Sunderlin and also a photocopy of a letter which I received from the attorney for Colandrea.

Please feel free to contact me if you need any additional information or documents.

Very truly yours,



RICHARD CLARINO

RC/taf  
Encl.

cc: Andrew Krieger, Esq.  
VIA FAX #562-2407

Mark Edsall, P.E.

**Bloom & Bloom, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM  
PETER E. BLOOM

530 BLOOMING GROVE TURNPIKE  
(AT THE PROFESSIONAL CIRCLE)  
P.O. BOX 4323  
NEW WINDSOR, NEW YORK 12553  
TELEPHONE (914) 561-6920  
FAX: 914-561-0978

July 12, 1994

Richard Clarino, Esq.  
100 Commerce Drive, Suite 107  
New Windsor, NY 12553  
FAX No. 562-8269

RE: Colandrea advs. Sunderlin  
Our File No. R-6804

Dear Richard:

As attorneys for Mr. and Mrs. Colandrea, this confirms that they have no objection to Mr. and Mrs. Sunderlin seeking to effect a lot line change with the Town of New Windsor Planning Board which is consistent with the deed heretofore given by the Colandreas to the Sunderlins.

This letter is written completely without prejudice to the Colandreas' position in the pending lawsuit between the parties and in no manner acknowledges that Mr. and Mrs. Colandrea did anything improper or illegal in making the subject conveyance to the Sunderlins.

Thank you.

Very truly yours,



PETER E. BLOOM

PEBcal

cc: Mr. and Mrs. Michael Colandrea  
5A Sylvia Street  
Newburgh, NY 12550

RESULTS OF P.B. MEETING

DATE: July 13, 1994

PROJECT NAME: Sunderlin L.L. Chg. PROJECT NUMBER 94-18

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) D S) L VOTE: A 3 N 0

\* M)    S)    VOTE: A    N   

CARRIED: YES ✓ NO   

\* CARRIED: YES:    NO   

\*\*\*\*\*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M)    S)    VOTE: A    N    APPR. CONDITIONALLY:   

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Andy to determine matter re: Claudia's Consent  
Applicant's Attorney to send copies of letter from Bloom + Bloom + Deeb

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUNDERLIN LOT LINE CHANGE (94-18)

Mr. Richard Clarino appeared before the board for this proposal.

MR. CLARINO; I'm a lawyer here in New Windsor. I represent Dave Sunderlin. Before he gets into the merits of the case, I thought I'd give you a little background why we're here and help you understand a little bit about what the Sunderlin's problem is. Back in 1989, I represented Dave and Lorraine when they purchased their house on 83 Clancy Avenue. They bought the premises from a couple named Colandrea (phonetic) who owned an adjoining lot. It was represented to us that they would be purchasing a particular section, block and lot number. The Colandreas provided Sunderlins with a surveyor who did a survey for them. We went ahead and did, ordered title and everything was just your basic typical closing. And in October of 1989, they took title to the premises. They applied three years later in 1992, they applied to refinance their mortgage, taking advantage of the lower interest rates and they asked for a title insurance policy for their new lender from the very same title company that issued the title insurance to them and they did their typical certificate of occupancy search and building violation search and for the first time, we realized that the conveyance three years earlier was in violation of the Town of New Windsor subdivision regulations and some other problems. We have been involved in litigation ever since. Actually, we've obtained a judgment against the Colandreas in the Newburgh City Court and it's been determined that they violated some deed restrictions in making this conveyance, violation of the town regulations. But that doesn't help them with their current problem. They still want to refinance and they need some approvals here before they can do that. The only reason why I am here, I don't want to make give you the impression from the application that they in any way are participating in this illegal conveyance because I can assure you that they didn't and I have a big, fat litigation file to prove it. If there's any questions you have with respect to the background, I'll be happy to answer that.



MR. LANDER: Of these three, which one was represented at the time of October '89?

MR. CLARINO: This one here. Our original piece was cut out of it when they purchased it. Their deed read this and that is when that is what they assumed they were buying. When it went through to the C.O. and stuff this was never filed to the town, it's filed in county, the county has got this deed filed.

MR. KRIEGER: There was a subdivision and it was approved and there was a subdivision map?

MR. CLARINO: Yes.

MR. KRIEGER: And that map shows what's so-called existing property line, that is what the subdivision shows, that was my question in my mind when I first saw this. Why is this a lot line change?

MR. CLARINO: When Mr. Sunderlin bought it, he got the deed of the larger one and then when he went through to get title, he couldn't get title to it. He did not come through the Planning Board here. So what we'd like to do is change the lot to be what they purchased and have a deed to and title insurance. It's actually making the lot conform better to the standards of the town than the original anyway.

MR. PETRO: Apparently, the other involved property owner may not be willing to cosign the application, although they may have already conveyed the property to the applicant in the proposed form. Is there any problem with the other applicant by showing this new lot line?

MR. CLARINO: That is what he conveyed to the Sunderlins, this new lot line section exactly.

MR. PETRO: Is he denying this at this time?

MR. CLARINO: No. They are not conceding that they violated any New Windsor application. They have no objection to our application. I have a letter from

their attorney but they don't want to join in the application because they don't want to be deemed some type of admission.

MR. PETRO: Case isn't over yet, still involved in it.

MR. LANDER: I believe it takes two, Mr. Chairman.

MR. KRIEGER: Under the normal circumstances, it does, all owners or potential owners sign the application so that the Planning Board is sure that they are affecting the property.

MR. PETRO: Do you have a copy of the letter?

MR. KRIEGER: But this is a rather unusual circumstances and I picked up in the note here their request for an opinion and I can tell you based on these facts as they now appear, it's a little different in my mind anyway than the conversation that I had previously that I believed it was. I'm not prepared at this point to tell the board that this is not an allowable exception to that normal rule enunciated by Mr. Lander and that the conveyance of the deed plus the letter should be sufficient. I can't say either way. I'd have to look at the letter and I'd have to do the necessary checking.

MR. CLARINO: By conveyance of the property, Colandrea had the deed made up by conveyance, he's saying that is what he wants sold out of his parcel so in a way--

MR. KRIEGER: I understand, I think I understand the argument and that is why I'm not saying now what I normally say and what I have said in every other similar case and that is that you need both signatures because you're aware of what you're saying, maybe not.

MR. PETRO: Let me read this letter into the minutes, it's to you from the Colandrea's attorney. Dear Rich: As attorneys for Mr. and Mrs. Colandrea, this confirms that they have no objection to Mr. and Mrs. Sunderlin's seeking to effect a lot line change with the Town of New Windsor Planning Board, which is inconsistent with the deed heretofore given by the Colandreas to the

Sunderlins. This letter is written completely without prejudice to the Colandrea's position and the pending lawsuit between the parties and in no manner acknowledges that Mr. and Mrs. Colandrea did anything improper or illegal in making the subject conveyance to the Sunderlins.

MR. KRIEGER: It may effectively be the equivalent of a proxy, which would satisfy this.

MR. PETRO: I think it is.

MR. KRIEGER: I'm not, my advice to the Planning Board would be at this point to proceed with the application and for me look into this and if I indicate anything or if I feel that there's anything different, I'll advise the Planning Board at the next meeting that there's a problem but that appears to me to be certainly sufficient so that this question can be at least put on the back burner.

MR. PETRO: Do you have a copy of this letter?

MR. CLARINO: That is my only copy.

MR. KRIEGER: Could you send me a copy and could you also send me copies of the deeds, description part and if you would also send copies to the Planning Board engineer.

MR. CLARINO: This is deed from Colandrea and Sunderlin?

MR. KRIEGER: Yes, so that we can verify that that is the situation.

MR. PETRO: Barring the legal end of it, gentlemen?

MR. LANDER: Do they need any variances here?

MR. PETRO: Only for possible pool that might be on the property but that is going to be through the building department. Mike, the pool that is located on the property we're not going to concern ourselves with that, if they need a variance for the pool at some

point?

MR. LANDER: What was new prior to this subdivision?

MR. PETRO: Pool was added, I assume after the subdivision was completed.

MR. LANDER: Right, that is what I am getting at, how about the patio?

MR. KRIEGER: One other thing, if you would, I'll also need, Richard, I need you to send a copy over to Mark, why don't you take this copy of this Sunderlin deed and just check the description for me and make sure that it is what the existing property line map says it is. Do you have one for them?

MR. CLARINO: Yes.

MR. KRIEGER: That takes care of that and I need a copy of the letter, you know, you said there was original subdivision, a map for existing property line?

MR. CLARINO: Yes.

MR. PETRO: We have one of those also.

MR. KRIEGER: I'd like to look at that too.

MR. DUBALDI: Do they need a variance for the patio and the shed since they are putting a new lot line?

MR. LANDER: Sure they are, the patio.

MR. PETRO: It's really not a new lot line, that is what we're going to have to determine.

MR. LANDER: I think it is a new lot line.

MR. KRIEGER: It is a lot line change because you can't unilaterally effect the lot line change without Planning Board approval. They had this, they conveyed this, this conveyance was improper.

MR. PETRO: It has Planning Board approval.

MR. KRIEGER: They had Planning Board approval for this, whether it was filed or not, they had a subdivision, that is another question, by the way, that is why I want to see the map. But assuming that they had an approved map, skipping over that question, assuming they had an approved map for this, that doesn't convey to them the power or the legal right to convey this, only the real right to convey that.

MR. LANDER: You're talking about the top one?

MR. KRIEGER: If they had permission for the top one so-called existing and they in fact conveyed something called proposed, then they conveyed something for which they didn't have permission to do. Off the record.

(Discussion was held off the record)

MR. KRIEGER: If this creates a non-conformance or a variance problem on the part of Colandrea, I would say that is Colandrea's problem. That is not something that directly concerns the Planning Board here. Although, Colandrea may reap some unpleasant benefits.

MR. PETRO: We're going to have to review this. You're going to have to review it. I'm actually getting confused at this point. Ron, Carmen, I think Andy should review this and we should go to a somewhat further point because it's getting confusing and I'm sure they are not sure. So let's get some concrete answers as far as the variances are concerned. Does anybody want to touch on that? Mark?

MR. EDSALL: Well, based on the dimensions for the Sunderlin lot, there's only one non-conforming item, which is the rear yard and the rear yard dimensions are actually being increased by this lot line change so based on our review at the technical workshop, other than the pool, which is in our mind a separate issue from the Planning Board, I don't believe that the Sunderlin require a variance. We came at the workshop to the same conclusion Andy did, which is if this application is being processed under the name

Sunderlin, if Colandrea has created a violation by having a shed spaced to the property line as they conveyed it, that is a violation they created. That is a separate issue from again what we are trying to resolve with the Sunderlins, that is basically the same conclusion we had come to. So I don't believe they need any variances from this board for this application relative to the Sunderlin property.

MR. KRIEGER: Any variances for this application?

MR. PETRO: I really don't want to belabor this, we need to have Andy review this.

MR. EDSALL: Patio is a grade deck or a grade improvement and there's no setback requirements for a grade improvement that I am aware of.

MR. LANDER: What about the pool?

MR. EDSALL: That is going to be handled by the building inspector as a separate application to the ZBA because that is something that is not part of a Planning Board review. So we're not reviewing that at this point.

MR. DUBALDI: Really shouldn't be on the map.

MR. EDSALL: I don't have any problem. It's on the record that they need to make an application separate from these proceedings.

MR. KRIEGER: Basically, what's involved is whether or not it complies with zoning and needs variances is a separate consideration from the Planning Board considerations. Planning Board approval does not entitle them to a variance and convey any additional rights, neither does Zoning Board approval convey any rights as far as this board is concerned. There are two independent separate requirements that they have to fulfill so if there are--

MR. LANDER: Still have to go to Zoning first and then to come back.

MR. EDSALL: I don't believe so. I think what you're looking at is a Planning Board application that involves a lot line, I think you can proceed on that once Andy reaches a determination as far as the submittal requirements for signatures and so on relative to the pool, I think you can go on the record letting the building inspector know that that needs to be resolved and I think you can proceed on the lot line.

MR. KRIEGER: Situation where they get approval of this board and a day later, they get a visit from the building inspector with a notice of violation. They can't say we got approval from the Planning Board, that doesn't get them out of the violation, completely separate matter.

MR. PETRO: Very importantly it's going to be the acceptance of the letter as a proxy basically from Colandrea.

MR. KRIEGER: Yes.

MR. PETRO: Before we get on anything else, being Andy's going to be doing all this work, I think number 5 we should do just so that we're on the right track.

MR. DUBALDI: Motion we take lead agency under the SEQRA process.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Sunderlin and Colandrea lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: We can do number 6 at the next meeting. In

July 13, 1994

43

my mind I think this as far as we're going to go, I would suggest that you get a copy of Mark's comments, give you some technicals as far as the height requirements, it's just minor housekeeping and we'll see you at the next meeting.





**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**REVIEW NAME:** SUNDERLIN AND COLANDREA LOT LINE CHANGE  
**PROJECT LOCATION:** CLANCEY AVENUE/CAROL AVENUE/WALSH ROAD  
SECTION 13-BLOCK 2-LOTS 1.11 AND 1.21  
**PROJECT NUMBER:** 94-18  
**DATE:** 13 JULY 1994  
**DESCRIPTION:** THE APPLICATION INVOLVES A LOT LINE CHANGE  
BETWEEN THE REFERENCED LOTS, TO COINCIDE WITH A  
DEED OF CONVEYANCE. THE PLAN WAS REVIEWED ON  
A CONCEPT BASIS ONLY.

1. It is my understanding that the deed of conveyance for Lot 1.11 from Colandrea to Sunderlin was in the form of the proposed property lines for Lot 1.11. As such, it is my understanding that this proposed lot line change will formally conform the property plat with the deeds already on record.
2. Based on the bulk information provided on the plan, it appears that no new non-conformances are being created, nor are any existing non-conformances being increased in non-conformance. As such, it is my understanding that no variances are required in connection with this lot line change application (although it appears that a separate issue exists with regard to the pool, which may require a variance subsequent to a referral to the ZBA from the Building Inspector).
3. The Board should discuss with the Applicant and the Planning Board Attorney the situation with regard to joint application for this lot line change. Apparently, the other involved property owner may not be willing to co-sign the application, although they may have already conveyed the property to the Applicant in the "proposed" form.
4. One correction which should be included on the plan is the "required" value for building height. This value is 35', not the indicated 2.5 story.
5. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** SUNDERLIN AND COLANDREA LOT LINE CHANGE  
**PROJECT LOCATION:** CLANCEY AVENUE/CAROL AVENUE/WALSH ROAD  
SECTION 13-BLOCK 2-LOTS 1.11 AND 1.21  
**PROJECT NUMBER:** 94-18  
**DATE:** 13 JULY 1994

6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJE:mk

A:SUNDER.mk

**ORANGE COUNTY  
TAX MAP DEPARTMENT**  
COUNTY OFFICE BUILDING  
GOSHEN, N. Y. 10924

**NOTICE OF TAX MAP REVISION**

14003\*

MAP: CITY OF \_\_\_\_\_ TOWN OF NEW WINDSOR VILLAGE OF \_\_\_\_\_

RE: DEED: LIBER 3205 PAGE 311 RECORDED 10-25-89

PRESENT TAX MAP:	SECTION <u>13</u>	BLOCK <u>2</u>	LOT <u>1.1 &amp; 1.2</u>
CHANGE TAX MAP:	SECTION <u>13</u>	BLOCK <u>2</u>	LOT <u>* 1.1 &amp; 1.2 *</u>
BREAKAWAY TAX MAP:	SECTION <u>13</u>	BLOCK <u>2</u>	LOT <u>1.1</u>

CHANGE  
SAME AS ☐  
PORTION OF ☒  
CORRECTION ☐  
OTHER ☒ COMBINED

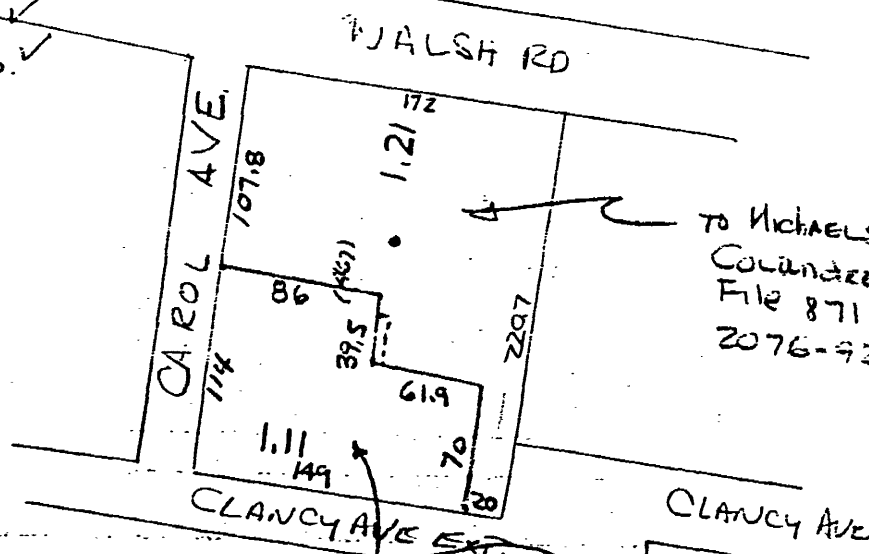
OTHER (EXPLAIN) REVISE Map AS Shown Below IN Red.

FIRST TRANSFER 13-2-1.2 to ELENA COLANDREA (SEE THEIR FILE 871-87) THEN ADD MICHAEL'S NAME & deed 8/25/77  
2076-920 to cards 13-2-1.2 & change to 13-2-1.21 & change size to 172 X 108 X 112. Michael & deed was added because they retained a 4' X 30' strip of 13-2-1.1 from the sale.  
NEW CENTROID E. 583753 N 543238

NORTH ↑

THEN change cards 13-2-1.1 to 13-2-1.11 & add file 871-87 & change size to 149 X 114 X 112 - NEW CENTROID E 583670 N 543185.

Then  
TRANSFER  
13-2-1.11 ✓  
By deed  
3205-311



TO MICHAEL & ELENA  
COLANDREA By their  
File 871-87 & deed  
2076-920 8-25-77

TO SUNDERLIN  
By deed 3205-311

Map done 11/27/89  
Split # 20 for  
10/28/89  
Done copy  
to Mac  
1/2/90

SCALE: 1" = 100'

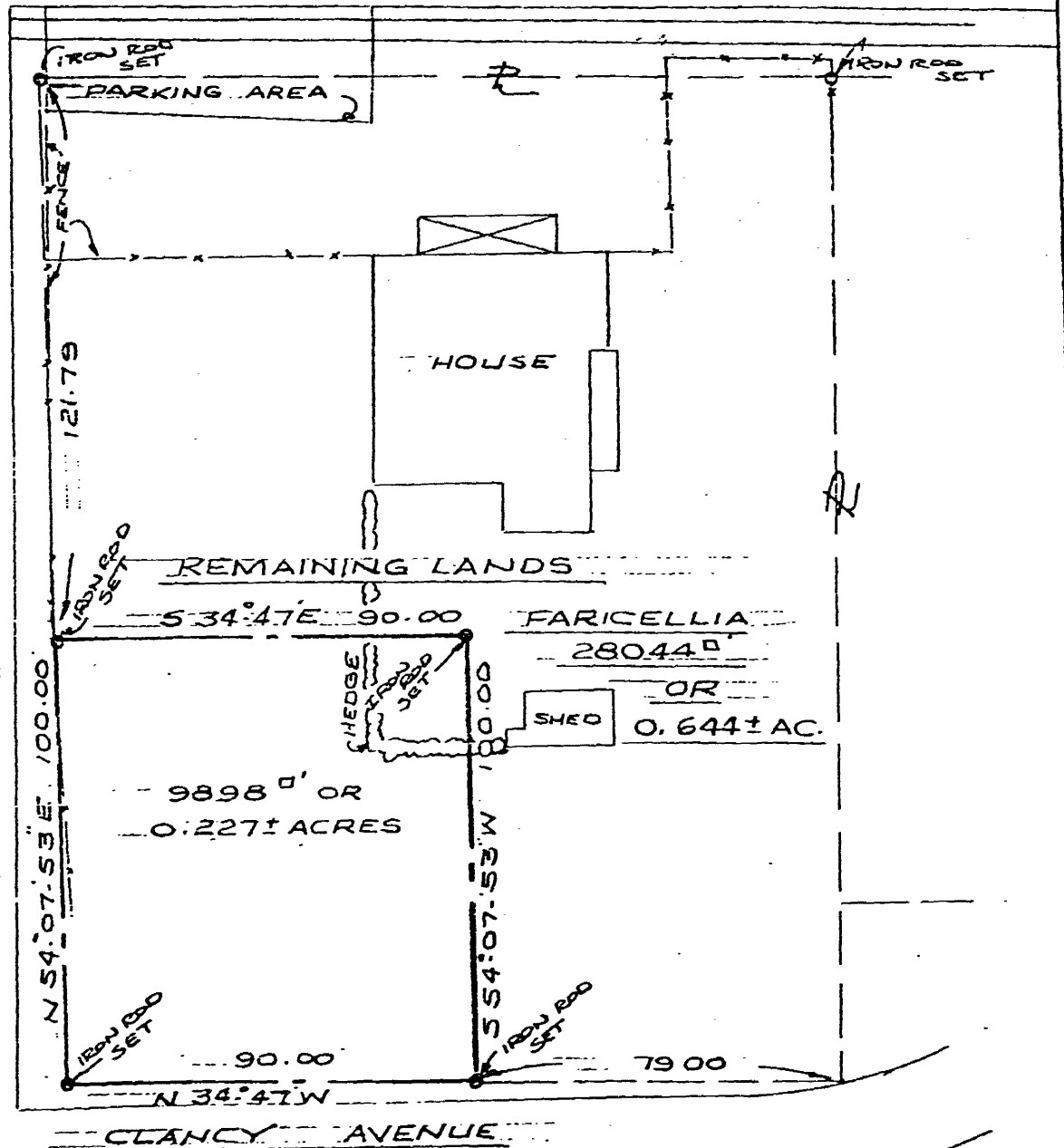
DATE: Nov 21 1989

(NEW INFORMATION IN RED)

North

WALSH ROAD

CAROL AVENUE



SURVEY

PORTION LANDS OF

RALPH & MARGARET FARICELLIA

TOWN OF NEW WINDSOR COUNTY OF ORANGE

SCALE 1" = 40'

AUGUST 3, 1977

Final APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD

ON Aug 10, 1977

BY [Signature]  
EUSTANCE & [Signature] ROWITZ & [Signature]  
P.O. BOX 42 CIRCLEVILLE, OH 43103



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

FAX MEMO

1763

TO: Andy Krieger

ATTN: \_\_\_\_\_

FAX NUMBER: 562-2407

NUMBER OF PAGES (INCLUDING COVER SHEET) 5

FROM: Myna

DATE SENT: 7-14-94 TIME SENT: \_\_\_\_\_

MESSAGE: Andy, Please find attached:

Copy of our file copy for original subdivision for  
Colandrea (Lunderlin on 7/13/94 agenda)

Copy of revision sent to the assessor from Mashon  
where L-Line was changed by deed (Circled)

Copy of signed proxy from Koringold - as per  
your request.



TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS  
REQUESTED:

YES \_\_\_\_\_ NO ✓

**ORANGE COUNTY  
TAX MAP DEPARTMENT**  
COUNTY OFFICE BUILDING  
GOSHEN, N. Y. 10924

**NOTICE OF TAX MAP REVISION**

14003\*

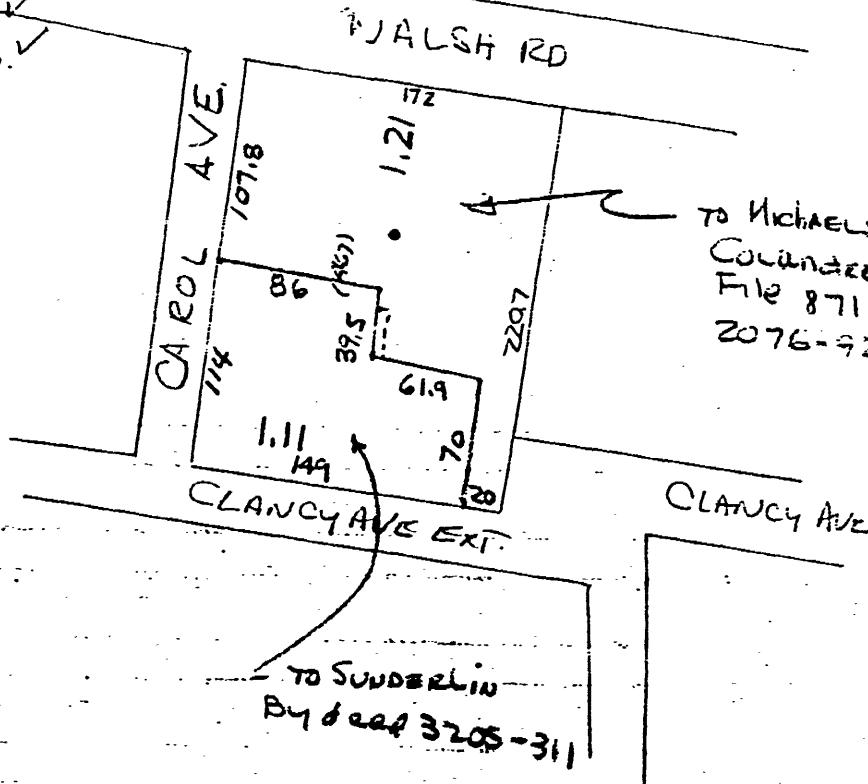
MAP: CITY OF \_\_\_\_\_ TOWN OF NEW Windsor VILLAGE OF \_\_\_\_\_

RE: DEED: LIBER 3205 PAGE 311 RECORDED 10-25-89 CHANGE  
PRESENT TAX MAP: SECTION 13 BLOCK 2 LOT 1.1 & 1.2 SAME AS ☐  
CHANGE TAX MAP: SECTION 13 BLOCK 2 LOT \*1.1 & 1.2\* PORTION OF ☒  
BREAKAWAY TAX MAP: SECTION 13 BLOCK 2 LOT 1.1 CORRECTION ☐  
OTHER (EXPLAIN) REVISE Map AS Shown Below in Red. OTHER ☒ COMBINED

First Transfer 13-2-1.2 to ELENA COLANDREA (Site) ~~8/25/77~~ HEIR  
FILE 871-87) THEN ADD MICHAEL'S NAME & deed 8/25/77 ✓  
2076-920 ✓ to cards 13-2-1.2 & change to 13-2-1.21 ✓ &  
Change size to 172 X 108 X 114. Michael & deed was added  
Because they retained a 4' X 30' strip of 13-2-1.1 from the sale.  
NEW CENTROID E. 583753 N 543238 ✓

Then Change cards 13-2-1.1 to 13-2-1.11 ✓ & Add File 871-87 ✓  
& Change size to 149 X 114 X 114 - NEW CENTROID  
E 583670 ✓  
N 543185 ✓

Then  
TRANSFER  
13-2-1.11 ✓  
By deed  
3205-311



SCALE: 1" = 100'

DATE: Nov 21 - 89

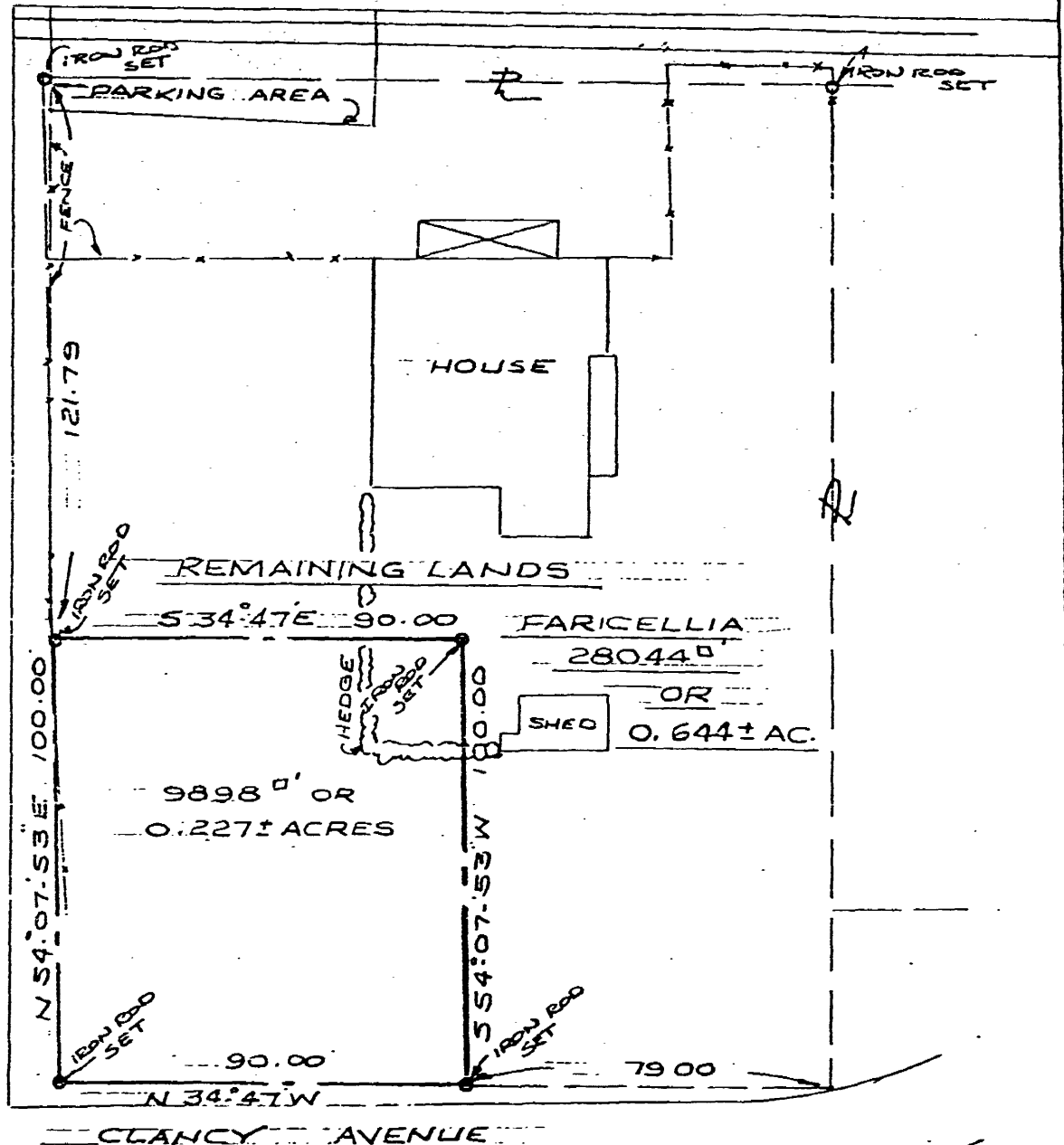
(NEW INFORMATION IN RED)

Map done 11/27/89  
Spec # 20 for 1989  
Done copy  
+ Done

NORTH

WALSH ROAD

CAROL AVENUE





SURVEY

-- PORTION LANDS OF

RALPH & MARGARET FARICELLIA

TOWN OF NEW WINDSOR COUNTY OF ORANGE

SCALE 1" = 40' AUGUST 3, 1977

*Final* APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD

ON

*Aug 10, 1977*

BY *[Signature]*  
EUSTANCE & BROWWITZ PC

P.O. BOX 42 CIRCLEVILLE OH



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~REDACTED~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 18

DATE PLAN RECEIVED: RECEIVED JUL - 7 1994

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Fred Gaydos 7/11/94  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~XXXX~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 18**

DATE PLAN RECEIVED: **RECEIVED AUG 1 1994** Rev1

The maps and plans for the Site Approval Sunderlin & Colandrea  
Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 11 July 1994

**SUBJECT:** Colandrea & Sunderlin Lot Line Change

Planning Board Reference Number: PB-94-18

Dated: 7 July 1994

Fire Prevention Reference Number: FPS-94-033

A review of the above referenced lot line change plan was conducted on 8 July 1994.

This lot line change is acceptable.

Plans Dated 6 July 1994, Revision 1

*Robert F. Rodgers C.C.A. (mvz)*  
Robert F. Rodgers, C.C.A.

RFR/mvz



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~REDACTED~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 18

DATE PLAN RECEIVED: RECEIVED JUL - 7 1994

The maps and plans for the Site Approval Tracts of Sunderland & Chantrea  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved ☐.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT \_\_\_\_\_ DATE 7/11

WATER SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_

SANITARY SUPERINTENDENT \_\_\_\_\_ DATE \_\_\_\_\_



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 94-18

WORK SESSION DATE: 6 JULY 1994

APPLICANT RESUB.  
REQUIRED: revised plan

REAPPEARANCE AT W/S REQUESTED: N

PROJECT NAME: Sunderland Yc

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Bob Kram, L.S. ; Dave Sunderland.

MUNIC REPS PRESENT: BLDG INSP. Crisp  
FIRE INSP. X  
ENGINEER X  
PLANNER  
P/B CHMN.  
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- call out variances that are req'd • near yd Sunderland
- add S-B-L on to plan • sheds
- Should have plans in today
- possible 7/13 mtg.

4MJ91 pbwsform



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

RECEIVED 94-18  
JUL - 7 1994

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

175 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg. X Site Plan \_\_\_\_\_ Spec. Permit \_\_\_\_\_

1. Name of Project \_\_\_\_\_

2. Name of Applicant David L. Sundserlin Phone 562-2643

Address 83 Clancy Ave. New Windsor N.Y.  
(Street No. & Name) (Post Office) (State) (zip)

3. Owner of Record SAME Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)

4. Person Preparing Plan Clark Patterson Mission

Address 259 Route 17K Newburgh N.Y. 12550  
(Street No. & Name) (Post Office) (State) (zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (zip)

6. Person to be notified to represent applicant at Planning Board Meeting Robert E. Kram Phone 564-8700  
(Name)

7. Project Location: On the South side of CAROL AVE.  
AND THE EAST Side of Clancy Ave.  
(direction) (street)

8. Project Data: Acreage of Parcel \_\_\_\_\_ Zone \_\_\_\_\_  
School Dist. \_\_\_\_\_

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_\_\_ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 13 Block 2 Lot 1.11  
11. General Description of Project: Change Property Lines

12. Has the Zoning Board of Appeals granted any variances for this property?        yes   X   no.  
13. Has a Special Permit previously been granted for this property?        yes   X   no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

6<sup>th</sup> day of July 1994

David L. Spindler  
Applicant's Signature

Barbara E. Zane  
Notary Public

BARBARA E. ZANE  
Notary Public, State of New York  
No. 4915812  
Qualified in Orange County  
My Commission Expires Dec. 21, 1995

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED JUL - 7 1994

94 - 18

Date Application Received

Application Number



94- 18

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

David L. Sunderlin, deposes and says that he  
(Applicant)

resides at 83 Clancy Ave. New Windsor  
(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the applicant for the Property line change of the  
lands of Elena + Michael Colaninno and David L. Sunderlin  
(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Clark Patterson Mission Engineers Robert Kram  
Jeff Wright  
(Professional Representative)

to make the foregoing application as described therein.

Date: 7/6/94

David L. Sunderlin  
(Owner's Signature)

[Signature]  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

94-18

RECEIVED JUL - 7 1994

14-16-4 (2/87)-Text 12

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR	2. PROJECT NAME <i>Property Line Change Chandross + Sundestin</i>
3. PROJECT LOCATION: Municipality <i>83 Clancy Ave. NW Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>83 Clancy Ave. NW Windsor corner of Clancy Ave. + Carol Ave.</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Lot Line Change</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>9000 Sq. Ft.</i> acres Ultimately <i>14302 Sq. Ft.</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <i>The same footage + Rear Yard will not comply but did not comply before this action</i>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Robert Krom L.S.</i>	Date: <i>7/6/94</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
NO	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
NO	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
NO	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
NO	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
NO	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
NO	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
NO	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr/>	<hr/>
Date	
<hr/>	

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☐ Application Fees
4. ☐ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☐ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

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13. ☒ Name of adjoining owners.
14. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☒ Flood land boundaries.
16. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. ☒ Include existing or proposed easements.
20. ☒ Right-of-Way widths.
21. \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☒ Show any existing waterways.
- \*25. \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. \_\_\_\_\_ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ☒ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

94- 18

29. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
31. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. \_\_\_\_\_ Indicate percentage and direction of grade.
33. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. \_\_\_\_\_ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. ✓ \_\_\_\_\_ Indicate location of street or area lighting (if required).

RECEIVED JUL - 7 1994

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

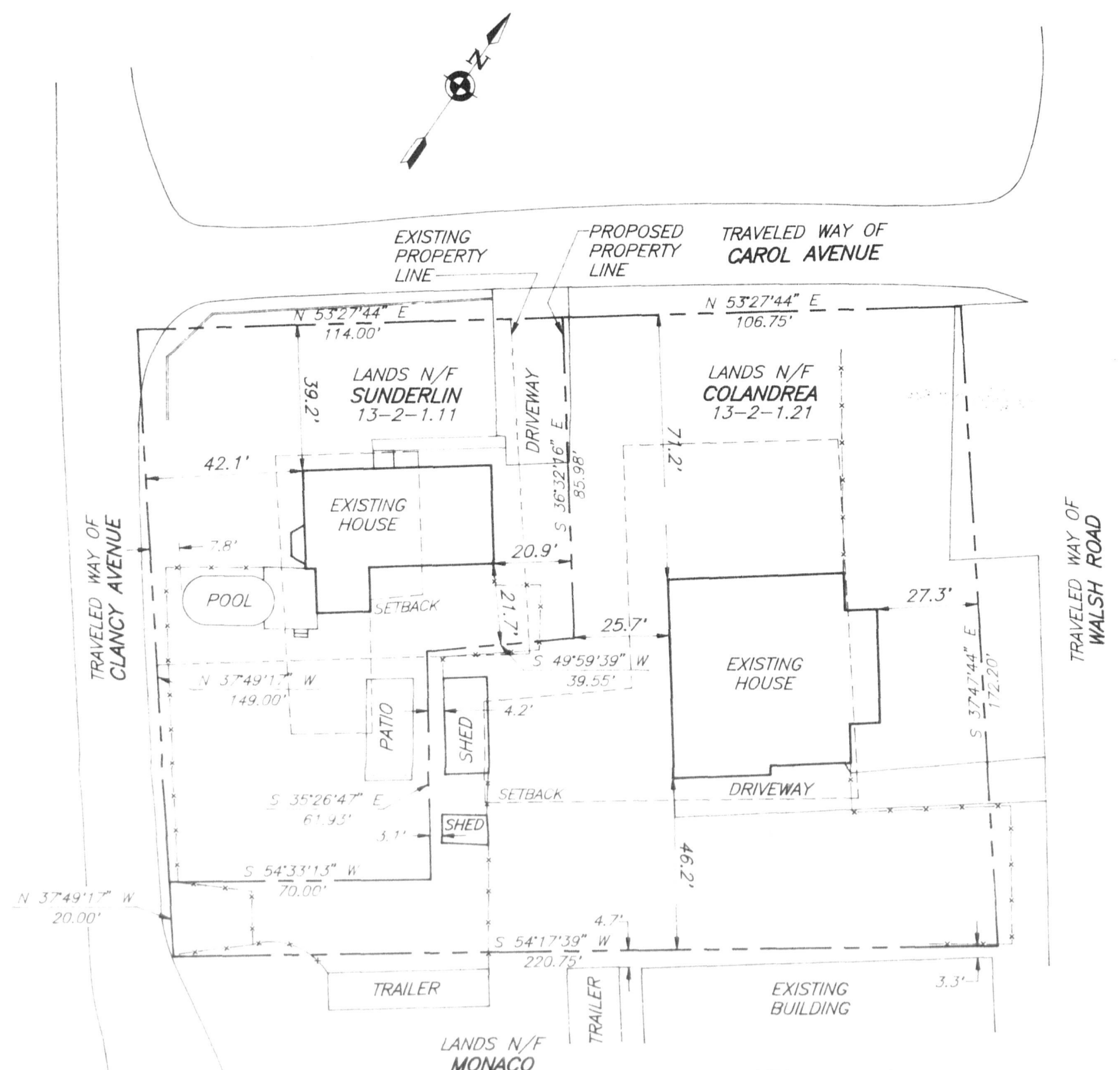
PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:  L.S.

Licensed Professional

Date: 7/6/94



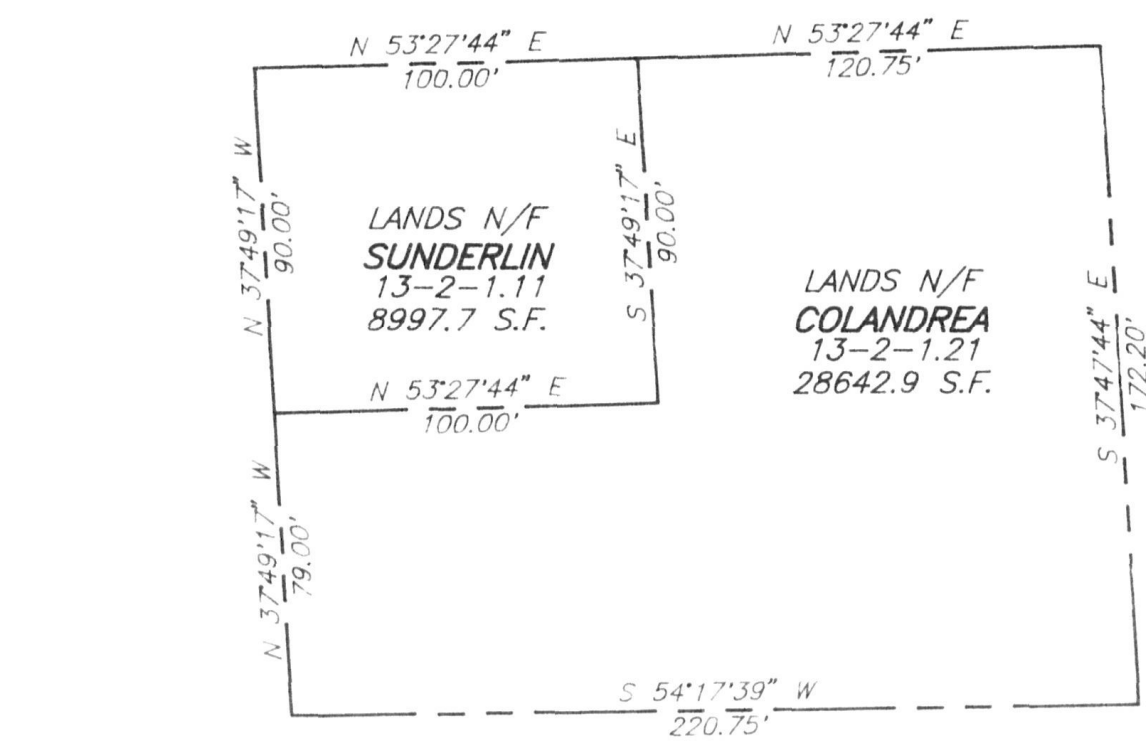
**SITE PLAN**  
1" = 30'

LOT LINE CHANGE APPROVAL GRA.  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON **SEP 15 1994** MAR 15 1995  
BY **CARMEN R. DUBALDI, JR.**  
SECRETARY

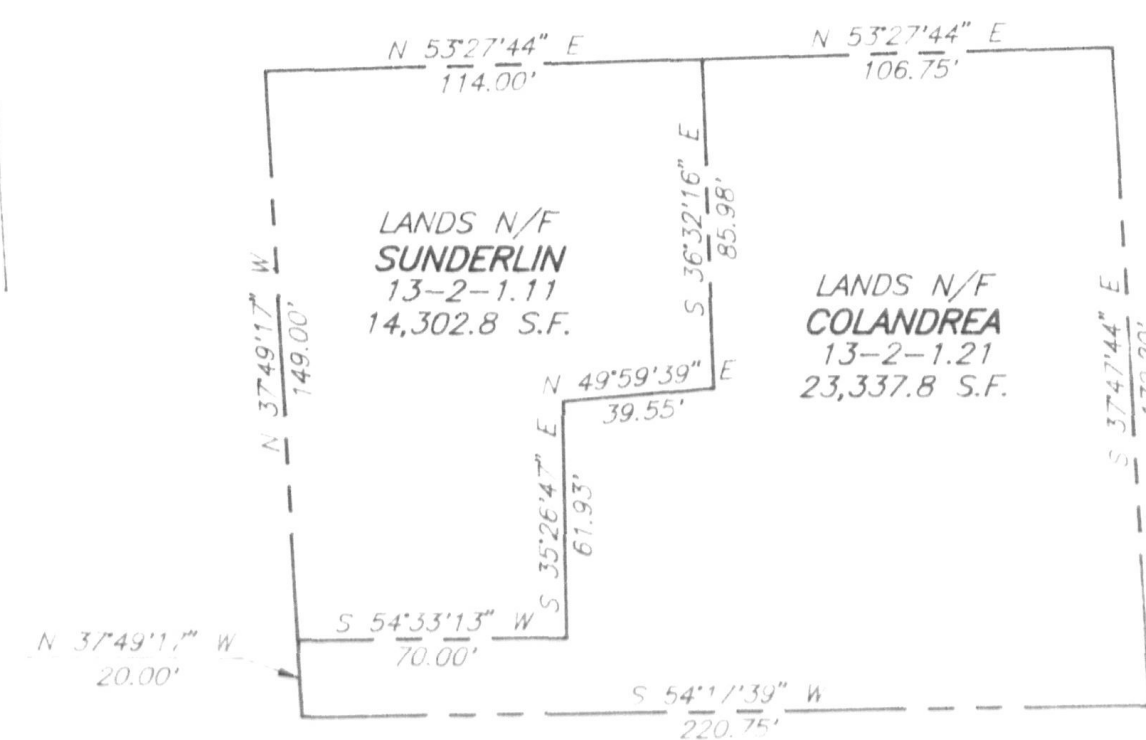
**CERTIFICATION**

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY, PERFORMED ON MAY 4, 1994, AND IS AS DEEDS AND POSSESSION INDICATE.

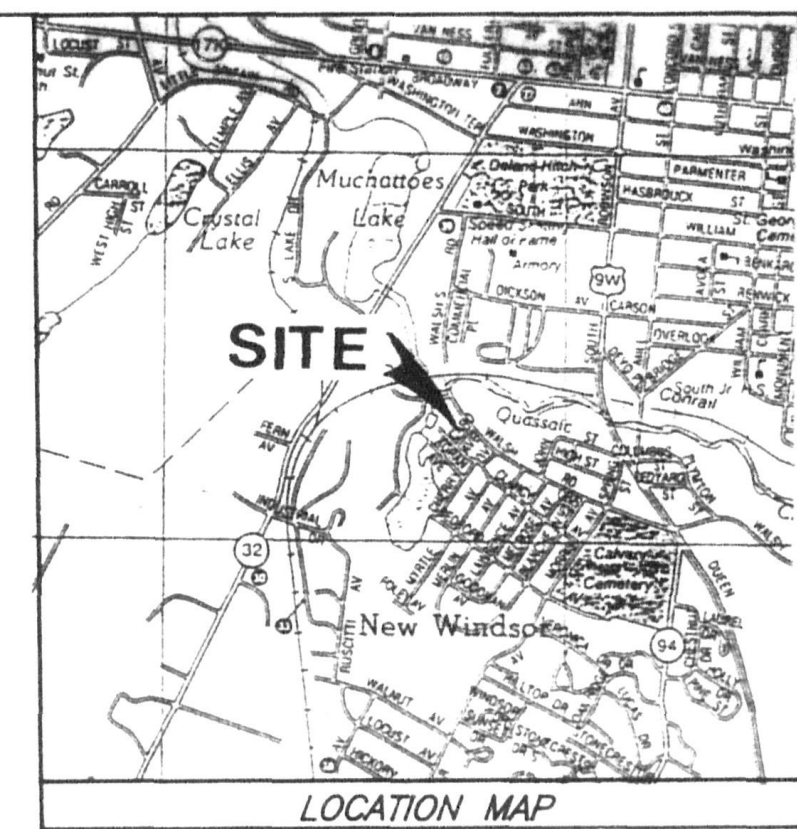
CERTIFIED TO:  
1. DAVID L. SUNDERLIN



**EXISTING PROPERTY LINE**  
1" = 50'



**PROPOSED PROPERTY LINE**  
1" = 50'



**DESIGN REQUIREMENTS**

OWNER: DAVID SUNDERLIN  
83 CLANCY AVENUE  
NEW WINDSOR, N.Y. 12553  
YEAR BUILT  
1977

SECTION-BLOCK-LOT  
13-2-1.11

ZONING  
R-4 RESIDENTIAL

**MINIMUM LOT DESIGN CRITERIA**

	REQUIRED	PROPOSED
LOT AREA:	15,000 SF.	14,302.8 SF. *
FRONTAGE ON ROAD:	60'	263'
SETBACKS:		
FRONT:	35'	39.2'/42.1'
SIDE:	15/30'	21.7'
REAR:	40'	20.9' *
LOT WIDTH:	100'	106.8'
BUILDING HEIGHT:	35'	1 STORY
LIVABLE FLOOR AREA:	1,000 S.F.	1,876 S.F.
DEVELOPMENT COVERAGE:	30%	21.7%

\* PRE-EXIST NON-CONFORMING BEING INCREASED BY LOT LINE CHANGE

OWNER: ELENA & MICHAEL COLANDREA  
114 WALSH ROAD  
NEW WINDSOR, N.Y. 12553  
YEAR BUILT  
1875

SECTION-BLOCK-LOT  
13-2-1.21

ZONING  
R-4 RESIDENTIAL

**MINIMUM LOT DESIGN CRITERIA**

	REQUIRED	PROPOSED
LOT AREA:	15,000 SF.	23,337.8 SF.
FRONTAGE ON ROAD:	60'	279'
SETBACKS:		
FRONT:	35'	27.3' **
SIDE:	15/30'	25.7'
REAR:	40'	46.2'
LOT WIDTH:	100'	114.0'
BUILDING HEIGHT:	35'	2 STORY
LIVABLE FLOOR AREA:	1,000 S.F.	4,438 S.F.
DEVELOPMENT COVERAGE:	30%	17.5%

\*\* PRE-EXIST NON-CONFORMING (NO CHANGE)

94-18

RECEIVED AUG 1 1994

THIS IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 14, SECTION 209, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT NUMBER	DATE	DRAWN	CHECKED
	6/13/94	K.R.L.	R.E.K.
SCALE AS NOTED			
SHEET TITLE			
1			
DRAWING NUMBER			

DATE	DRAWN	CHECKED
6/13/94	K.R.L.	R.E.K.
SCALE AS NOTED		
SHEET TITLE		

**PROPERTY LINE CHANGE  
OF THE LANDS OF  
COLANDREA & SUNDERLIN**

TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK



**DESIGN  
PROFESSIONALS**

**CLARK PATTERSON MOSSIEN**

259 Route 17K  
Newburgh, New York 12550  
914-564-8700

NO.	DATE	BY	CHECKED	DESCRIPTION
	6/6/94	K.R.L.	R.E.K.	AS PER 6/6/94 PLN. BRD. WORKSHOP
	7/25/94	K.R.L.	R.E.K.	AS PER 7/13/94 PLN. BRD. WORKSHOP